



Mario Conte  
Delivering the Impossible  
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**Montréal (Le Plateau-Mont-Royal)-1123, Boul. St-Joseph E.**

**\$1,785,000**



**1123, Boul. St-Joseph E., Montréal (Le Plateau-Mont-Royal),  
H2J1L3**

ULS : 13381230

## [VISITE DE LA PROPRIÉTÉ](#)

Re construction in VAC APT , Also roof + 20 Years .Income property located in the heart of Plateau Mont-Royal. Prime location near Mont-Royal Avenue with its shops, cafés, and restaurants, as well as Laurier Park (pool, green spaces, friendly atmosphere). Easy access to transportation: Laurier metro just a 6-minute walk away, buses, Bixi station, and bike paths. Well-maintained building by the same owner for many years, offering 2 garages. Unit #3 is currently vacant, ideal for an owner-occupant or revenue optimization. Approximate gross income of \$95,000/year (to be verified).

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Garage en vedette

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### Financiers

#### Évaluation municipale

Évaluation du terrain	\$812,000.00
Évaluation du bâtiment	\$1,003,600.00
Évaluation municipale	\$1,815,600.00

#### Taxes

Municipale	\$11,802.00
École	\$1,508.00
Total	\$13,310.00

#### Énergie

Électricité	\$642.00
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### ADDENDA

WORK to be expected.

Exceptional opportunity to acquire a building in the heart of Plateau Mont-Royal, one of Montreal's most sought-after neighborhoods.

Prime Location

Just steps from Mont-Royal Avenue and its many shops, cafés, and restaurants.

Easy access to transportation: buses, Bixi station, bike paths, and Laurier metro only a 6-minute walk away.

Laurier Park with swimming pool, green spaces, and a friendly atmosphere less than 2 minutes on foot.

Building Features

Two garages (with rooftop terrace above the garage).

Building well maintained by the same owner for many years.

Unit #3 currently vacant (ideal for investor with income optimization potential).

Approximate gross income of \$95,000/year (to be verified).

A secure investment.

A building offering excellent growth potential and stable value in a consistently high-demand area.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Revenue property
Taille	
Année de construction	1931
Nombre d'étages	3
Revêtement	Brick
Garage	Attached

## Caractéristiques du terrain et extérieur

Dimensions du terrain	10.36 ft x 104.99 ft
Superficie du terrain	3,568.27 SF
Topographie	Flat
Stat. (total)	Garage , 2
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
<b>Caractéristiques</b>				
Système de chauffage			Electric baseboard units	
Énergie de chauffage			Electricity	
Approvisionnement en eau			Municipality	
Système d'égout			Municipal sewer	
Appareils de location			Other , Coin A Matic	
Zonage			Residential	
Fondation			Poured concrete	

## INCLUSIONS & EXCLUSIONS

Inclusions	Some refrigerators and stoves.
Exclusions	Personal belongings of the tenants